

February 3, 2010

NOTICE OF APPLICATION and PUBLIC COMMENT NOTICE

"Forest Heights"

Preliminary Plat: Planning Application PLN09-00065
Clustered Housing/Development Agreement: Planning Application PLN07-00003

Dear Interested Property Owner:

The Issaquah Planning Department is providing an opportunity for public comment regarding applications for Preliminary Plat and a Clustered Housing/Development Agreement for a 24 lot single family subdivision called "Forest Heights."

Project Description:

The project proposal is for a Preliminary Plat to create 24 single family lots along with 6 tracts for open space, detention and recreation. The total site is 13.98 acres. The Preliminary Plat proposes to subdivide the upper 6.38 acres of the property into the 24 lots and 6 tracts, and the lower 7.6 acres of the property will be separated by a future short plat subdivision. There are no plans at this time to develop the lower 7.6 acres. Access to the Forest Heights subdivision will be through Talus at the top of James Bush Road.

The project also includes request of a Clustered Housing/ Development Agreement as allowed under IMC 18.07.420. This will allow lots smaller than 9,600 square feet, ranging in size from 3,100 sq. ft. to 5,100 sq. ft.

The clustered subdivision and development agreement allows for maximum density allowed by the underlying SF-S zoning (Single Family Suburban) while preserving critical areas through lot size, width and setback reductions. The future single family houses at Forest Heights will range in size from approximately 2,000 sq. ft. to 3,000 sq. ft.

Drawings attached for your review are: 1) Vicinity Map, 2) Map of entire site, 3) Preliminary Plat/Topography Plan, 4) Conceptual Landscaping Plan, and 5) Elevation drawing of a typical house for Forest Heights.

Location:

The project site is located north and east of Talus and south of NW James Bush Road and west (uphill) of 17th Avenue NW (SR-900) in the Newport Subarea. See location on attached Vicinity Map.

Comprehensive Plan:

"Low Density Residential/Urban Village"

Application Dates:

October 15, 2009 (Preliminary Plat)
January 8, 2007 (Clustered Housing/Development Agreement)

Complete Application:

January 7, 2010 (Preliminary Plat)
February 2, 2007 (Clustered Housing/Development Agreement)

Permits Required:

- Certificate of Transportation Concurrency. (Completed. Issued on 1/29/09 and extended on 6/16/09)
- Certificate of Water Availability. (Completed. Issued on 1/29/09)
- Pre-Application submittal. (Completed. Meeting held on 11/2/06)

- Community Conference. (Completed. Meeting held on 5/2/07)
- SEPA Environmental Checklist review and determination.
- Preliminary Plat approval.
- Clustered Housing/Development Agreement approval.
- Final Plat approval.
- Construction Permits: Public Works Permits, Building Permits.

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. Comments will be accepted up to and during the Public Hearing at the Hearing Examiner public hearing. The Public Hearing date is not yet scheduled. You will be notified later of the public hearing date. Upon completion of the public hearing, a Notice of Decision will be issued and mailed to all Parties of Record. **To become a Party of Record and receive a copy of the decision, please submit a written comment or contact me at the address listed below or attend the Public Hearing.** Those that are a Party of Record will be notified of the decision in writing and have the opportunity to appeal the decision.

Written comments should be directed to: Jerry Lind, Issaquah Planning Department, P.O. Box 1307, Issaquah, WA 98027-1307 or by email to jerry@ci.issaquah.wa.us or by phone at (424) 837-3091.

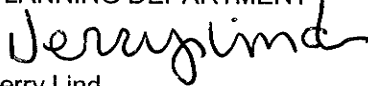
Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.

Information Available for Review:

The application, with full-size plans, is available for review at the Planning Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's). Please contact me with any questions or concerns regarding this application at (425) 837-3091 or by email at jerry@ci.issaquah.wa.us

Sincerely,

PLANNING DEPARTMENT



Jerry Lind
Senior Planner

JL/nb

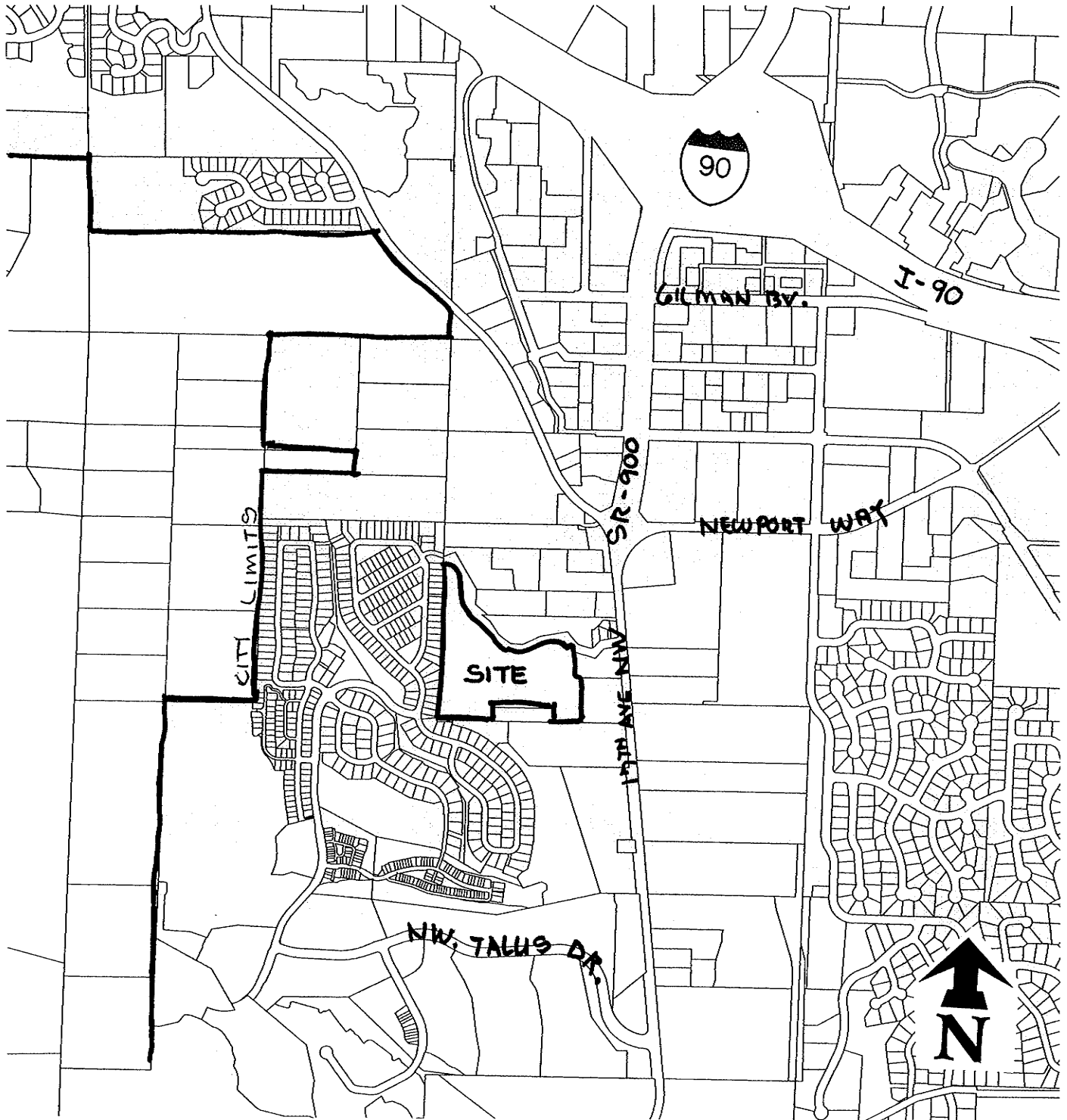
Attachments (5): Vicinity Map, Map of entire site, Preliminary Plat/Topography Plan, Conceptual Landscaping Plan, Elevations of Typical House

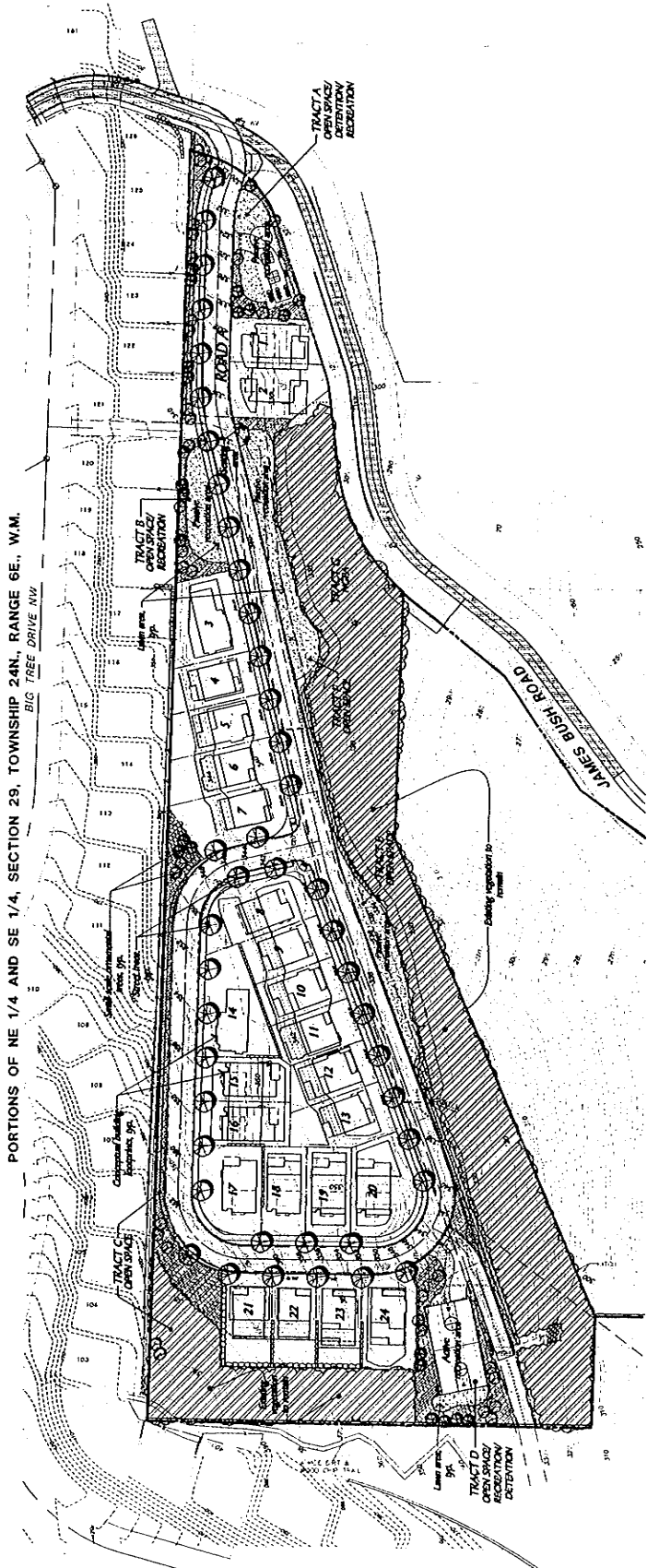
cc: Mark Hinthorne, Planning Director
David Favour, Planning Manager
Gerald Buck, Triad Associates, 12112 115th Avenue NE, Kirkland, WA 98034-6929
Joseph Amedson, 22522 SE 51st Street, Issaquah, WA 98029
File copies: PLN09-00065 & PLN07-00003

PLN09-00065, Forest Heights, notice of application

VICINITY MAP

Forest Heights





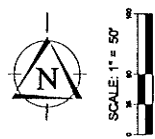
PRELIMINARY PLANT LIST

- 21 - TOTAL Street Trees: Deciduous (1-3/4" cal., 10' Ht. min)
 Asian Umbellularia Maple
 Prunus angustifolia Japanese Apricot
 Accented Trees: Deciduous (1-1/2" cal., 10' Ht. min)
 or 6" Ht. min. for multi-stemmed)
 Acer circinnatum/Vine Maple
 Acer glabrum/Glossy Green Maple
 Acer palmatum/Japanese Maple
 Betula utilis/Jacobs Ladder
 Cornus kousa 'Cherokee' Cherokee Dogwood
 Hymenocallis silioides/Royal Blue/Yale Hymenocallis
 Malus spp./Crab Apple
 Prunus spp./Flowering Cherry
 Syringa japonica/Japanese Snowbell
-
- Coniferous Trees (5" Ht. min)
 Abies balsamea/Balsam Fir
 Chamaecyparis obtusa 'Succilla' Japanese
 Cupressus nana/Japanese Cypress
 Chamaecyparis lawsoniana/Japanese Cedar
 Pinus contorta/Mongolian Pine
 Pseudotsuga macleodii/Douglas Fir
- 100

PRELIMINARY PLANT LIST (Cont'd.)

- [illegible]

COMMON USABLE OPEN SPACE	
Percent usable open space	36.37% of gross area in WPA.
Percent usable open space in R-10-18 and SUE areas:	44.93% of 146.634 sf
Common usable open spaces proposed: 36.37% of (include Tracts A, D, E, and F.)	
Percentage of usable open space required (per S.D.C. 16B(2)(A) & B)	35.00% of 146.634 sf = 51.328 sf
Percentage of usable open space proposed:	36.37% of 146.634 sf = 53.29%



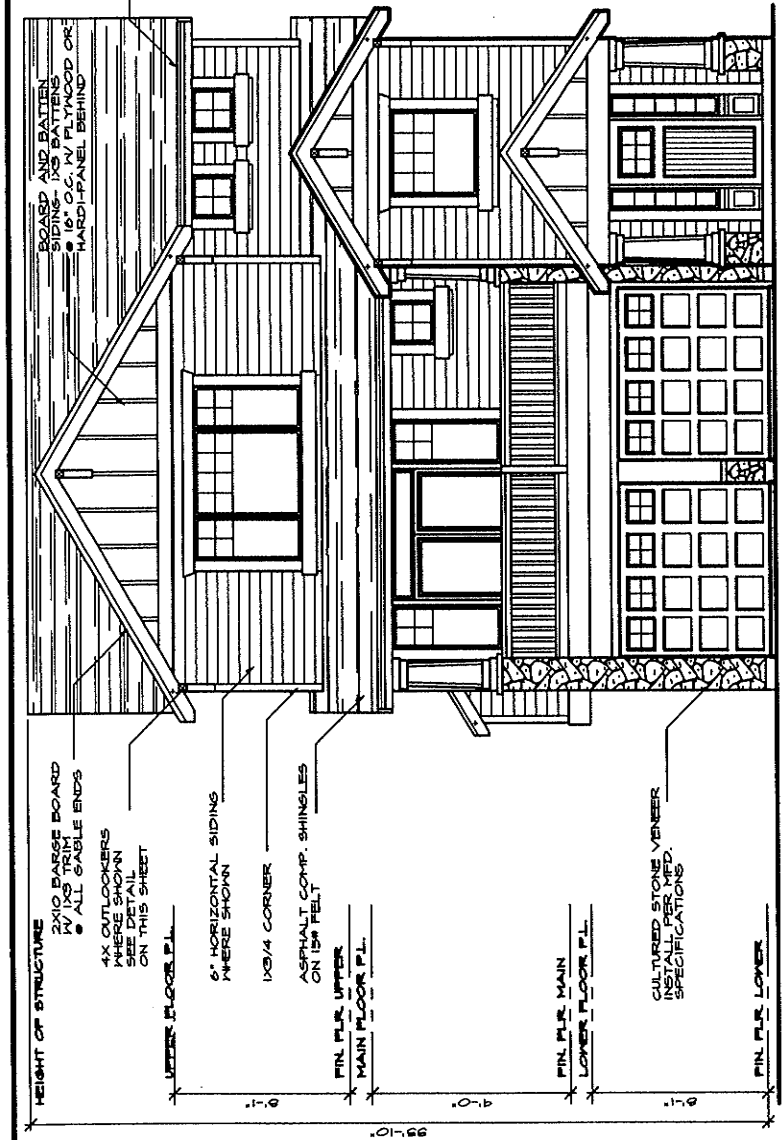


EXHIBIT 3

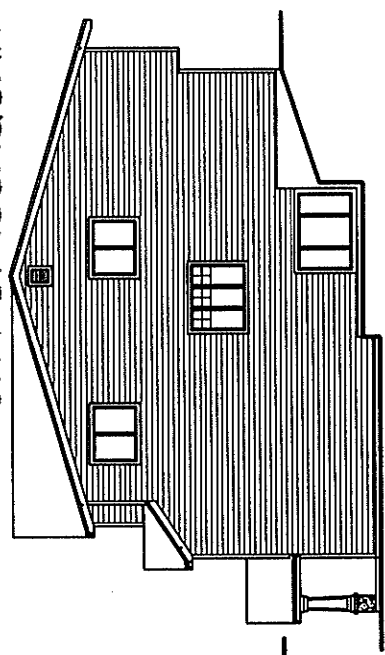
Revised 12/9/09

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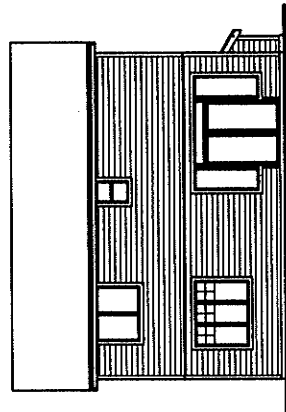
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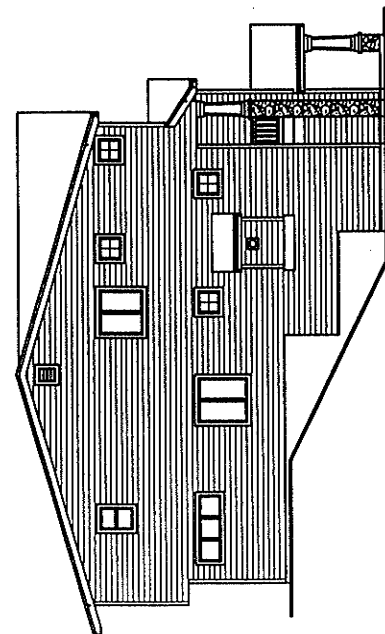
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

	 NASH, JONES ANDERSON 11644 NE 20th Street Kirkland, WA 98033 Fax (425) 822-1112	FOREST HEIGHTS ISSAQUAH, WA PLAN 1A	Project:	Date: 11-20-09 Scale: Revisions:	Drawn by: MMY Checked by:	SHEET A1 OF A6

PLAN 09-00065